



THE CITY OF SAN DIEGO

**Publication Date:** (February 21 through March 25, 2003)  
**Requesting Department:** (Redevelopment Agency of the City of San Diego)

**NOTICE OF PUBLIC HEARING** (Joint Public Hearing)

**Title:** Approval and adoption Proposed Redevelopment Plan for the Crossroads Redevelopment Project

**Date of Hearing:** Tuesday, March 25, 2003  
**Time of Hearing:** 10:00 a.m.  
**Location of Hearing:** City Council Chambers  
**Contact Name:** Tracy Reed  
**Contact Number:** (619) 533-7519

NOTICE IS HEREBY GIVEN, that as a property owner, business owner, resident or interested citizen, you should know that the City Council of the City of San Diego ("the City Council") and the Redevelopment Agency of the City of San Diego (the "Agency") will hold a joint public hearing on March 25, 2003, at the hour of 10:00 a.m., or as soon thereafter as the matter can be heard, in the City Council Chambers, 12<sup>th</sup> Floor of the City Administration Building at 202 C Street, San Diego, California, pursuant to California Community Redevelopment Law (Health & Safety Code, Section 33000, et seq.), to consider the approval and adoption of the proposed Redevelopment Plan for the Crossroads Redevelopment Project.

The Agency will undertake the proposed project if, after the joint City Council/Agency public hearing, the City Council approves and adopts the proposed Redevelopment Plan, Implementation Plan and certifies the Environmental Impact Report and Mitigation Monitoring and Reporting Program and adopts Findings and Statements of Overriding Considerations. The Crossroads Redevelopment Project encompasses approximately 1,031 acres within the community planning areas of: College Area and Mid-City Communities (City Heights and Eastern). The boundaries of the proposed Crossroads Redevelopment Project are shown on the attached map (Exhibit No.1).

The City Council/Redevelopment Agency will approve, conditionally approve or deny the following:

1. The proposed Crossroads Redevelopment Plan
2. Certification of the Environmental Impact Report

Also, the Redevelopment Agency will approve, conditionally approve or deny the proposed Crossroads Redevelopment Implementation Plan

The intent of the proposed Redevelopment Plan is to upgrade the physical and economic environment of the affected area through rehabilitation of existing housing and businesses; upgrade deficient infrastructure and public facilities; provide for well-planned pedestrian and vehicular circulation; provide adequate parking and accommodate new commercial and residential development.

The objective of the Project is to eliminate blight and blighting influences in the area, which prevent effective revitalization and redevelopment by the private market. This will include providing new and upgraded public improvements and facilities, participation by property owners and occupants in revitalizing their properties, potential site assembly and disposition, and other actions to promote private investment and revitalization and to facilitate redevelopment of underutilized and blighted properties to more productive uses and to reduce public cost and increase public revenues.

The Project proposes to eliminate conditions of blight in the Project Area by the upgrading, revitalization of, and new construction of residential, commercial, office and public properties and facilities within the Project Area.

The Agency may use the power of eminent domain to acquire property (with just compensation) for the purpose of implementing the Redevelopment Plan. The proposed Redevelopment Plan excludes the Agency from exercising the power of eminent domain to acquire single family dwelling units that are located in areas zoned and designated for single family residential uses (review attached map, Exhibit No.1).

Before acting, the City Council/Agency will consider the Agency's Report on the proposed Redevelopment Project, including but not limited to, the recommendations of the Planning Commission, Crossroads Project Area Committee (the "PAC") and reports of the County Fiscal Officer and consultations with affected taxing agencies. In addition, the City Council/Agency will consider all evidence and testimony for and against the adoption of the redevelopment plan and the other associated actions.

The following documents will be available prior to the joint public hearing for public inspection and copying during the regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the office of the City Clerk, at the City Administration Building, 202 "C" Street (2<sup>nd</sup> Floor), San Diego, CA 92101, and are available for public inspection at the office of the Redevelopment Agency, at the Comerica Building, 600 "B" Street (4<sup>th</sup> Floor), San Diego, CA 92101:

1. Redevelopment Plan for the Crossroads Redevelopment Project;
2. Agency's Report to the City Council on the Crossroads Redevelopment Plan;
3. Environmental Impact Report (EIR) for the Crossroads Redevelopment Plan;
4. Rules Governing Participation by Property Owners/Business Occupant and Preference for Businesses to Reenter in the Crossroads Redevelopment Project;

5. Legal Description (boundaries) of the Project Area as Designated in the Crossroads Redevelopment Plan; and
6. Other documents relating to the proposed Redevelopment Project.

Many of the above documents will also be available for review and printing at:

[www.sannet.gov/redevelopment-agency/crossroads](http://www.sannet.gov/redevelopment-agency/crossroads)

## **FOR THE CITY COUNCIL/AGENCY MEETING**

At the above stated day, hour and place any and all persons having any objections to the proposed Redevelopment Plan or denying existence of blight in the proposed Project Area or having objections to the regularity of any of the prior proceedings, may appear before the Agency and the City Council and show cause why the proposed Redevelopment Plan should not be adopted. If you wish to challenge the City's action on the above proceeding in court, including the adoption of the proposed Redevelopment Plan, or any other aspect of the redevelopment process, you may be limited to addressing only those issues you or someone else raised at the public meeting described in this Notice or in written correspondence delivered to the Agency or the City Council at, or prior to, the public meeting. Any persons or organizations desiring to be heard will be afforded an opportunity to be heard at the public meeting.

The item may begin at any time after the time specified. Any interested person may address the City Council to express support or opposition to this issue. Time allocated for each speaker is determined by the Chair and in general is limited to three (3) minutes. Any time not later than the hour set for the meeting, any person objecting to the proposed Redevelopment Project may file in writing with the City Clerk a statement of his or her objections to the proposed Redevelopment Plan. Those unable to attend the meeting may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-3862, Mail Station 2A. All communication will be forwarded to the Mayor and City Council, and if received prior to the hour set for the hearing, will be made part of the record of the hearing.

The proposed Redevelopment Plan, Rules Governing Participation by Property Owners/Business Occupant and Preference for Businesses to Reenter in the Crossroads Redevelopment Project, and other documents relating to the proposed Redevelopment Project are on file and available for public inspection and copying during the regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the office of the City Clerk, at the City Administration Building, 202 "C" Street (2<sup>nd</sup> Floor), San Diego, CA 92101, and is available for public inspection at the office of the Redevelopment Agency, at the Comerica Building, 600 "B" Street (4<sup>th</sup> Floor), San Diego, CA 92101.

The Agency has prepared a legal description of the boundaries of the area designated in the proposed Crossroads Redevelopment Plan which is available to the public for inspection and copying, free of charge, during the regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the office of the City Clerk, at the City Administration Building, 202 "C" Street (2<sup>nd</sup> Floor), San Diego, CA 92101, and is available for public inspection at the office of the Redevelopment Agency, at the Comerica Building, 600 "B" Street (4<sup>th</sup> Floor), San Diego, CA 92101.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the City Clerk's office at (619) 533-4000 (voice) or (619) 236-7012 (TT) or call the City Redevelopment Agency at (619) 533-4233, at least five working days prior to the public meeting to ensure availability. Alternative Listening Devices ("ALD's") are available for the public meeting upon request.

Charles Abdelnour  
City Clerk  
City of San Diego  
February 21, 2003 and March 25, 2003